



CHICAGO PLAN COMMISSION

1353 W Fulton St – Planned Development

Near West Side / 27th Ward / Ald. Burnett

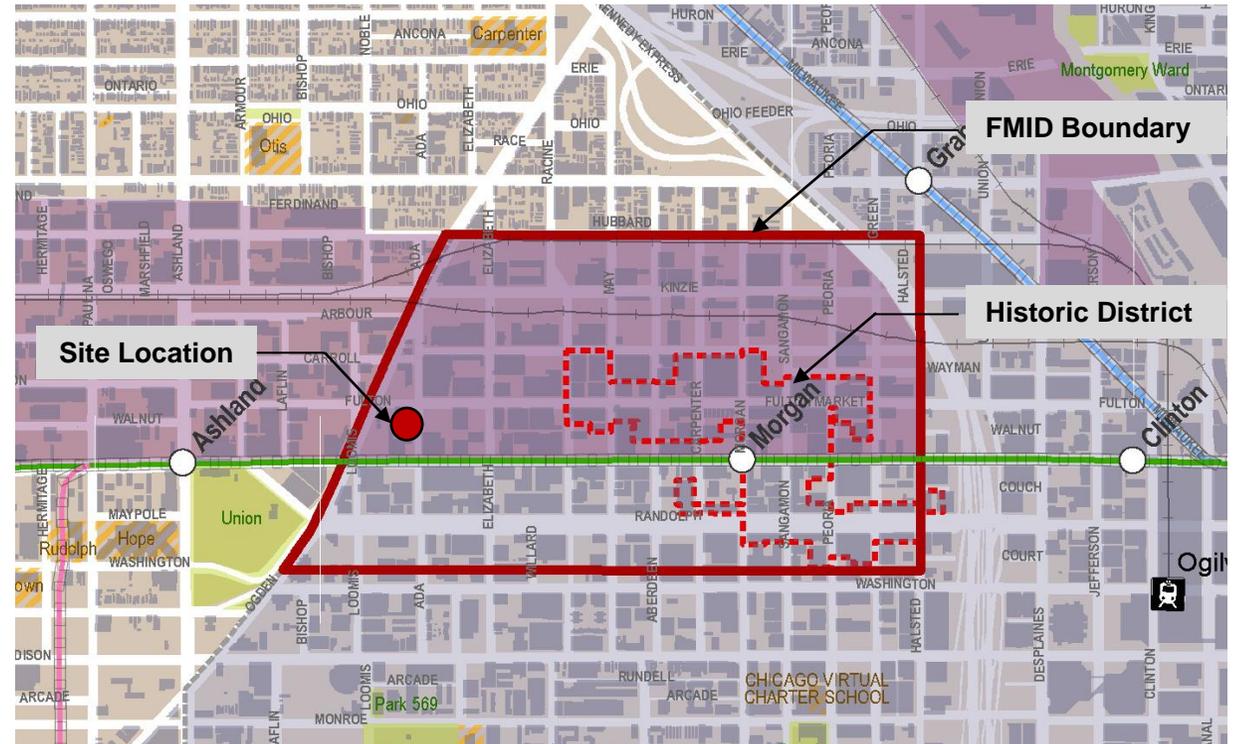
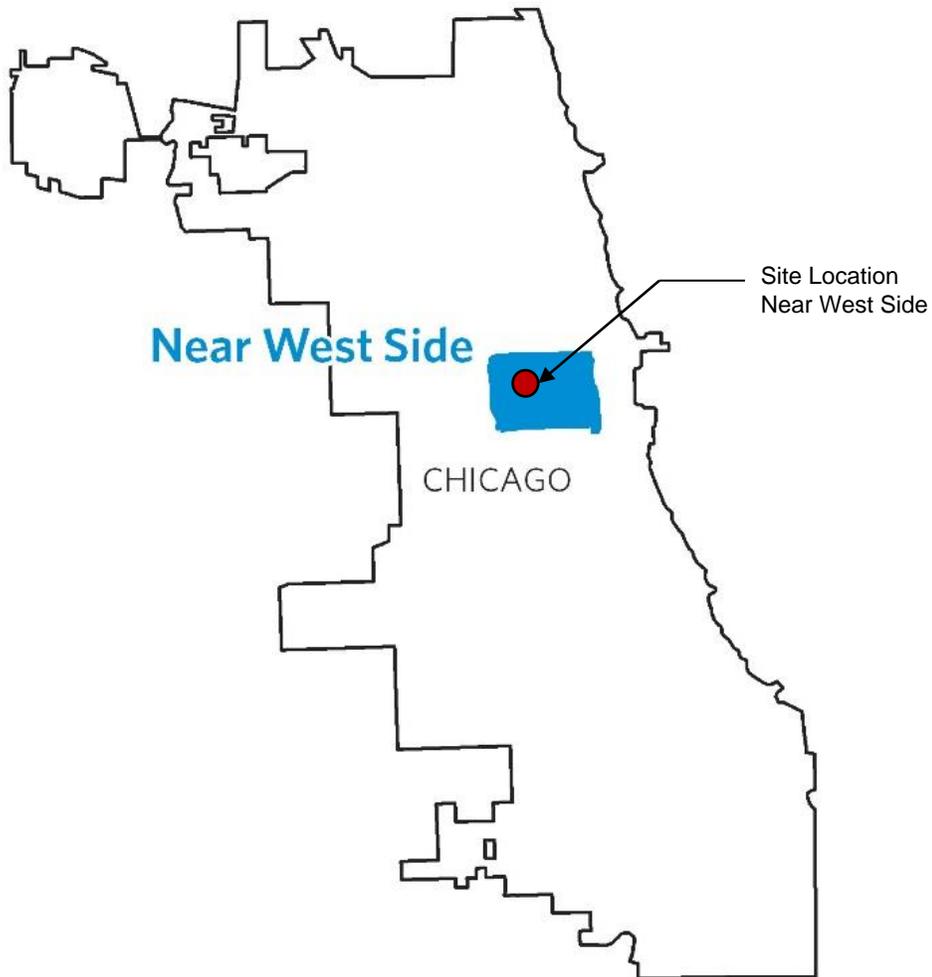
1353 Partners LLC

Skidmore, Owings, and Merrill (SOM)

DLA Piper LLP

March 17, 2022

Community Area Snapshot



DEMOGRAPHIC DATA FOR NEAR WEST SIDE:

- Total Population: 67,881
- Total Households: 33,918
- Average Household Size: 1.9
- Percent Population Change, 2010-20: 23.7

*Source: Chicago Metropolitan Agency for Planning: Community Data Snapshot (August, 2021)

Site Location



Existing Site Context



1 Northeast Corner of W Fulton and N Ada Street



3 Southeast Corner on N Ada Street

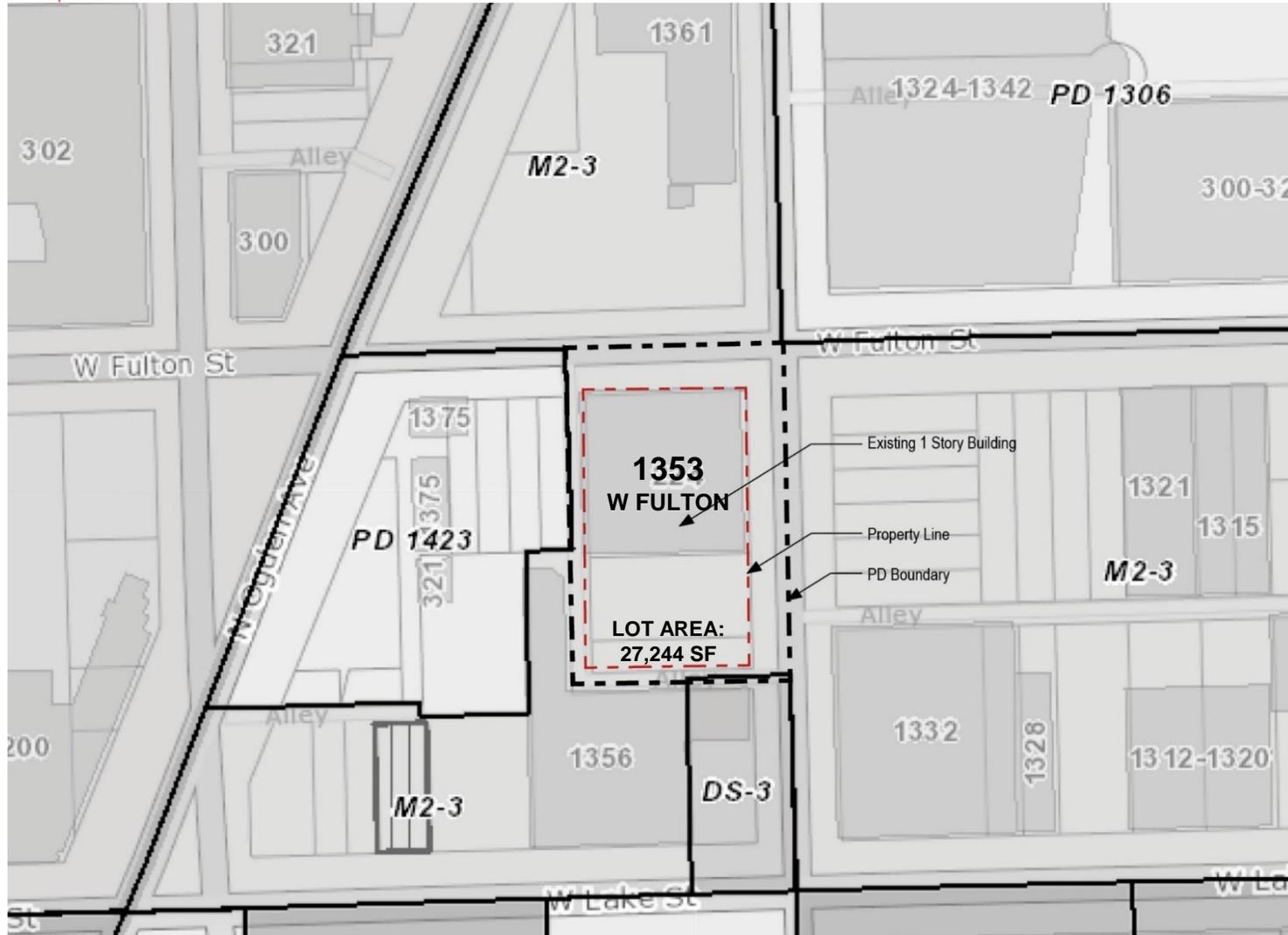


2 Frontage along N Ada Street



4 Northwest Corner of W Fulton Street

Existing Zoning Plan

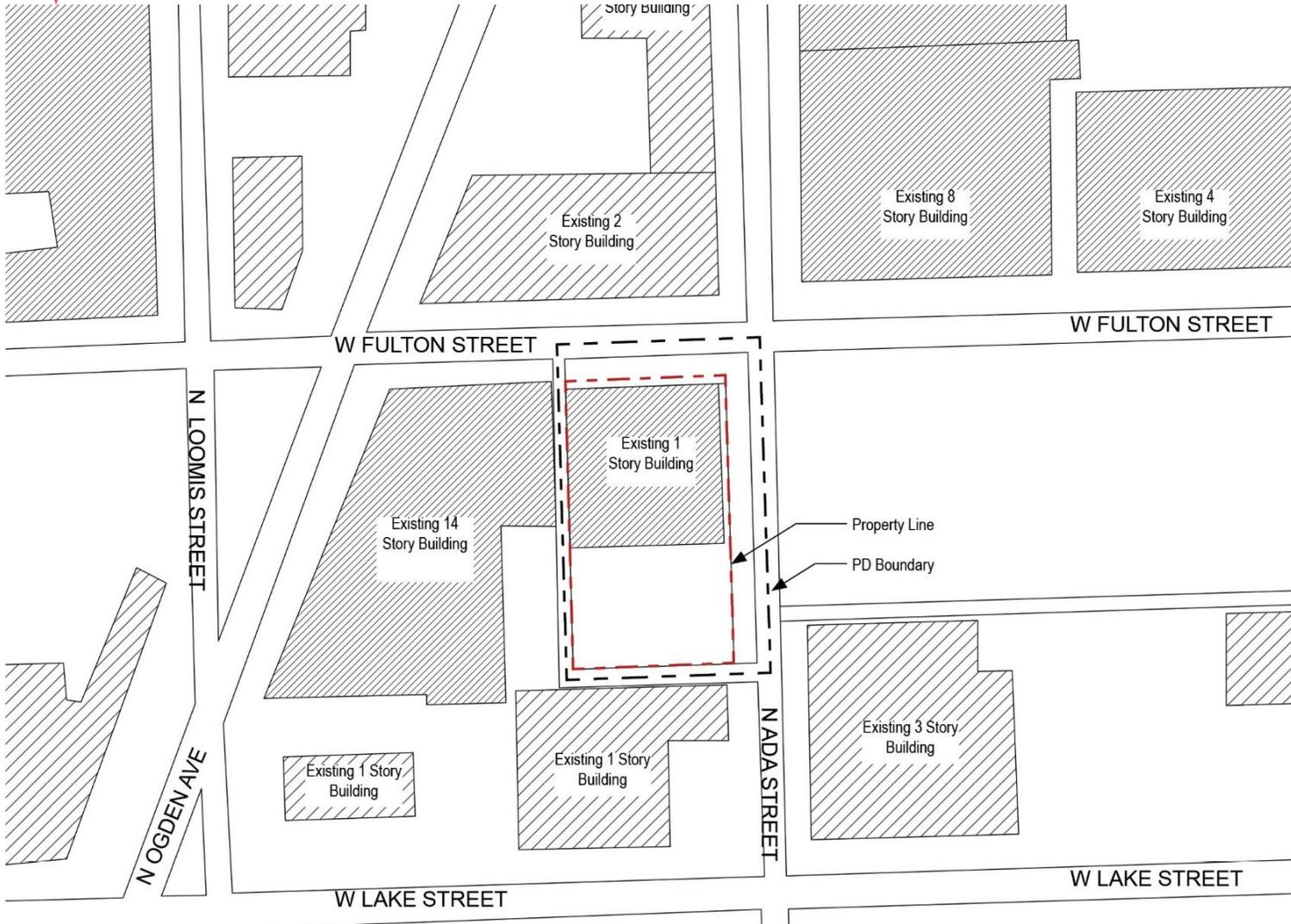


Net Site Area: 27,244 sf
Gross Site Area: 43,334 sf
Area in Right-of-Way: 16,090 sf

Existing Zoning

Source: Chicago Zoning and Lands Use Map (Department of Planning and Development)

Existing Land Use Plan



Net Site Area: 27,244 sf
 Gross Site Area: 43,334 sf
 Area in Right-of-Way: 16,090 sf

Key	
	Business
	Commercial
	Residential

Existing Land Use Map
 Source: Chicago Zoning and Lands Use Map (Department of Planning and Development)

Northwest View Looking East



PD 1470
400 N Aberdeen
+245'-0"
(Beyond)

PD 1526
1112 W Carroll
+369'-0"

315 N May
+410'-0"

210 N Morgan
(Proposed)
+380'-0"

PD 1511
1201 W Fulton
+414'-0"

PD 1462
170 N Peoria
+495'-0"
(Beyond)

PD 1512
1150 W Lake
+330'-0"

PD 1458
1200 W Randolph
+197'-4"

+314'-0"

PD 1495
160 N Elizabeth
+293'-2"

1200 W Fulton
(Proposed)
+300'-0"

1245
W Fulton
(Proposed)
+314'-0"

PD 1446
1228 W Washington Blvd
+128'-7"
(Beyond)

PD 1478
1200 W Carroll
+245'-0"

1300 W Carroll
(Proposed Phase Two)
+514'-0"

1300 W Carroll
(Proposed Phase One)
+418'-0"

1353
W Fulton

PD 1384
172 N Ada
+162'-5"

1325 W Fulton
(Expected Neighboring
Development)

PD 1306
1324 W Fulton
+139'-0"

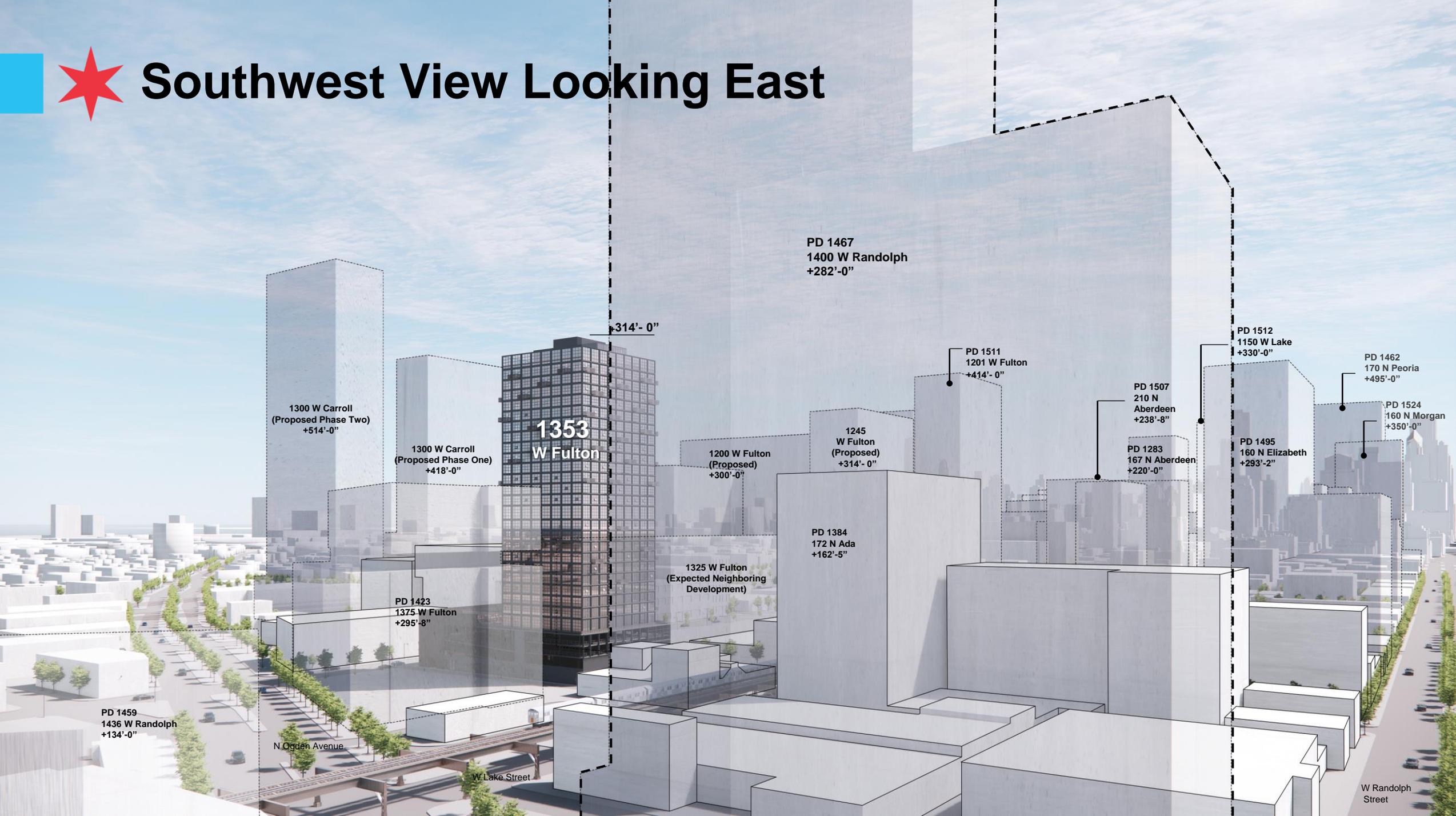
PD 1423
1375 W Fulton
+295'-8"

W Carroll Avenue

W Fulton Street

W Lake Street

Southwest View Looking East



1300 W Carroll
(Proposed Phase Two)
+514'-0"

1300 W Carroll
(Proposed Phase One)
+418'-0"

1353
W Fulton

314'-0"

1200 W Fulton
(Proposed)
+300'-0"

PD 1384
172 N Ada
+162'-5"

1325 W Fulton
(Expected Neighboring
Development)

1245
W Fulton
(Proposed)
+314'-0"

PD 1511
1201 W Fulton
+414'-0"

PD 1507
210 N
Aberdeen
+238'-8"

PD 1283
167 N Aberdeen
+220'-0"

PD 1512
1150 W Lake
+330'-0"

PD 1495
160 N Elizabeth
+293'-2"

PD 1462
170 N Peoria
+495'-0"

PD 1524
160 N Morgan
+350'-0"

PD 1459
1436 W Randolph
+134'-0"

N Ogden Avenue

W Lake Street

W Randolph
Street

East View Looking West

Rooftop Amenity

Levels 5 – 27
Residential

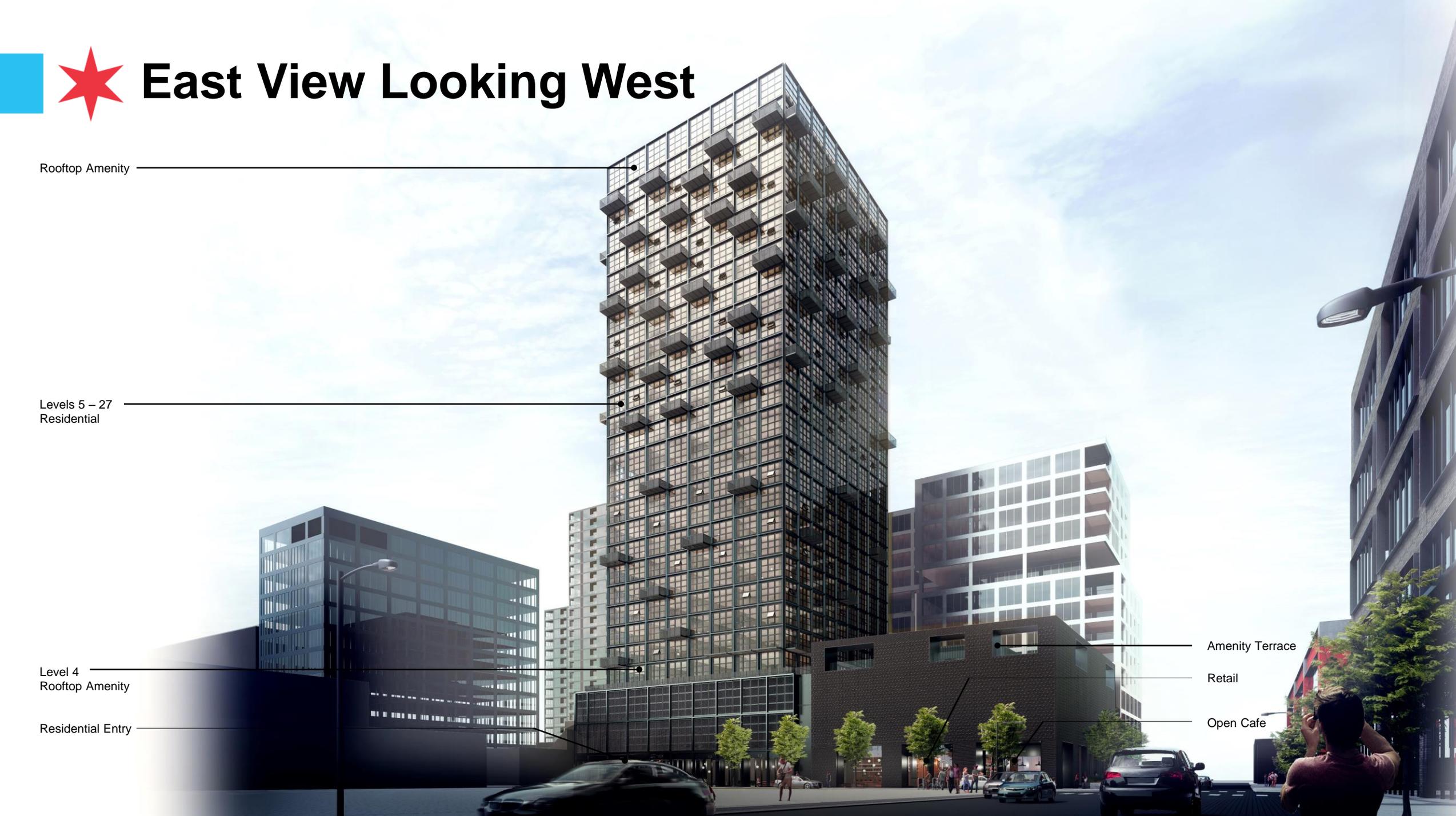
Level 4
Rooftop Amenity

Residential Entry

Amenity Terrace

Retail

Open Cafe





New and Existing Streetscape



Pedestrian view from the corner of W Fulton Street and N Ada Street

New and Existing Streetscape



Pedestrian view from W Fulton Street



New and Existing Streetscape



Existing Streetscape



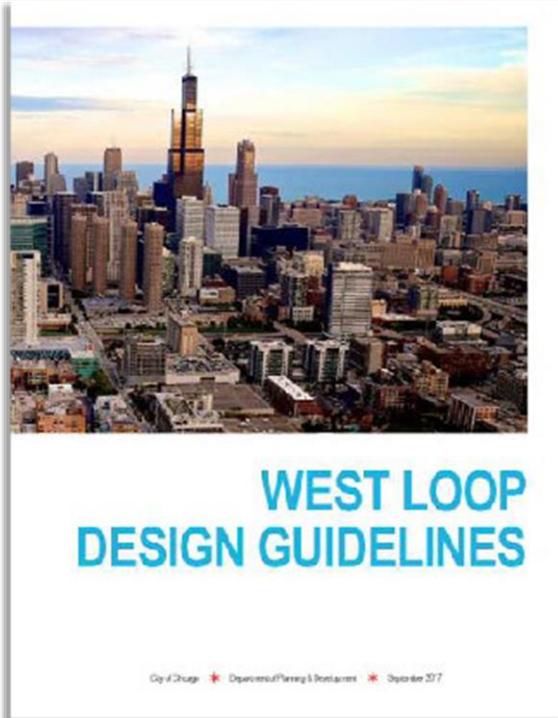
Pedestrian view from N Ada Street

 **New and Existing Streetscape**



Pedestrian view from N Ada Street

Planning Context



West Loop Design Guidelines

City of Chicago
Department of Planning and Development
September, 2017

Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood.



Fulton Market Innovation District Plan

City of Chicago
Department of Planning and Development
February, 2021 (Updated)

Accommodate new development while protecting fundamental characteristics of the area, including the historic and cultural assets.



Project Timeline and Community Outreach

Community Outreach:

- 7/21/21 PD Filing
- 8/3/21 **WLCO** Community Meeting
- 8/18/21 **WCA** Community Meeting
- 9/20/21 **NOWL** Community Meeting
- 10/18/21 Overall Community Meeting co-hosted by **Alderman Burnett and WLCO**

Design Work Sessions:

- 10/21/21 First Design Work Session with **DPD**
- 11/4/21 Second Design Work Session with **DPD**
- 2/4/22 Third Design Work Session with **DPD**

Project Changes Based on Feedback:

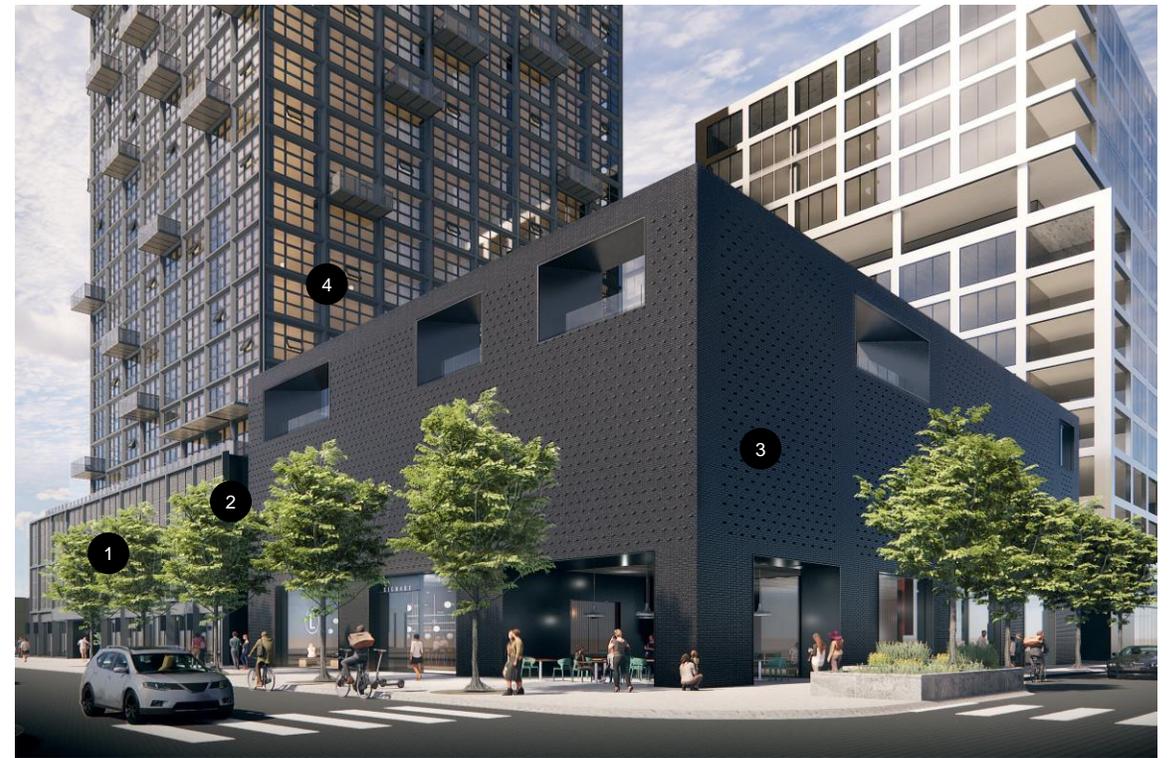
- Reduced one parking level. Parking changed from three to two stories.
- Podium façade redesigned to reduce its perceived length along N Ada Street.
- Podium materiality changed to brick at the corner of N Ada Street and W Fulton Street, better matching neighborhood character.
- Introduced screening elements to reduce light leak and views into the garage.
- Reduced building footprint to 100'-0" x 102'-0" from 108'-0" x 108'-0".

★ Project Changes Based on Feedback



As Presented at Community Meeting

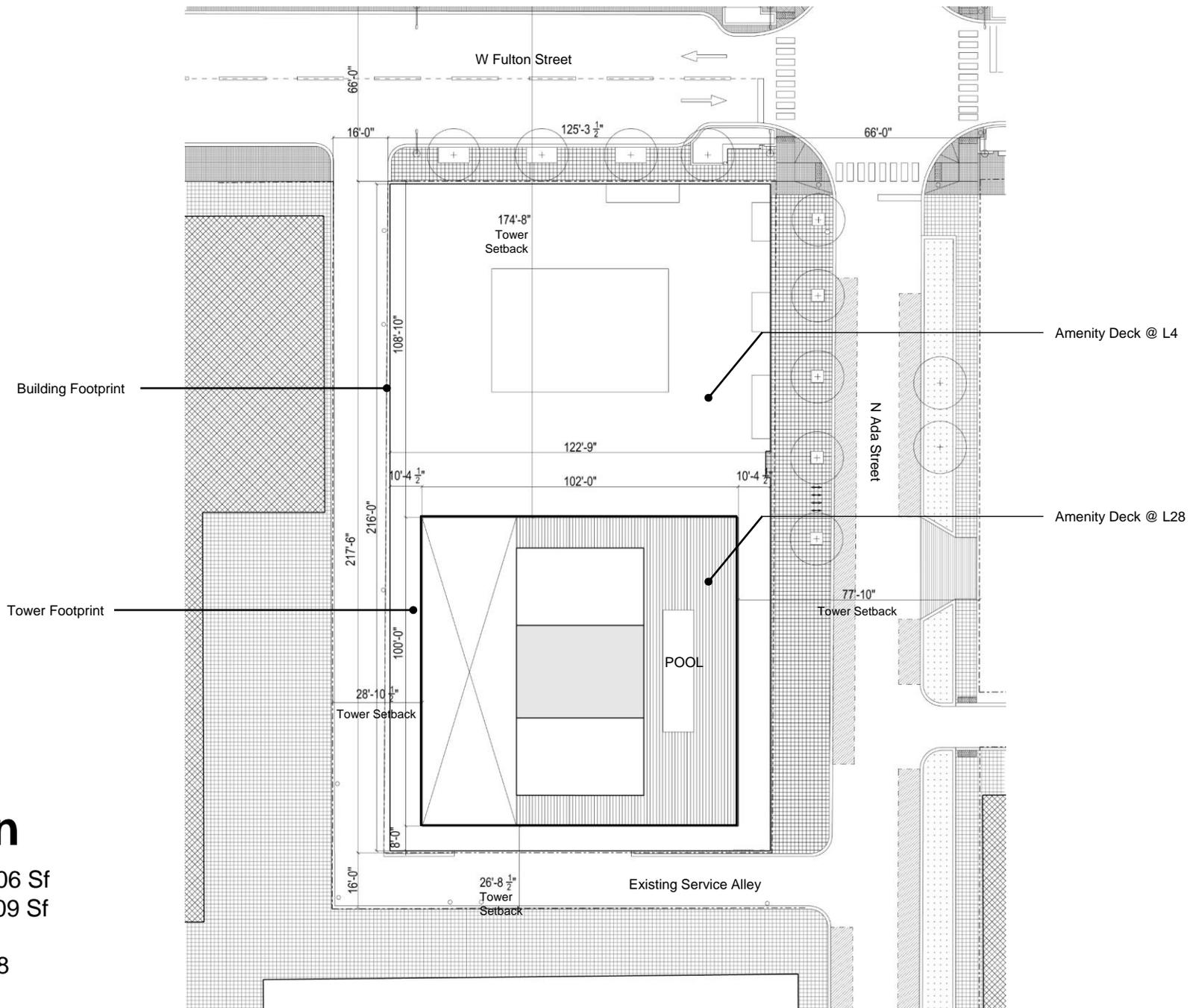
October 18, 2021



Design Updates Based on Feedback

March 17, 2022

1. Reduction to two parking levels.
2. Podium articulation minimizing perceived length along N Ada Street.
3. Introduction of brick at the corner of N Ada Street and W Fulton Street, better matching neighborhood character.
4. Reduction of tower footprint to 100'-0" x 102'-0" from 108'-0" x 108'-0".



Rooftop Plan

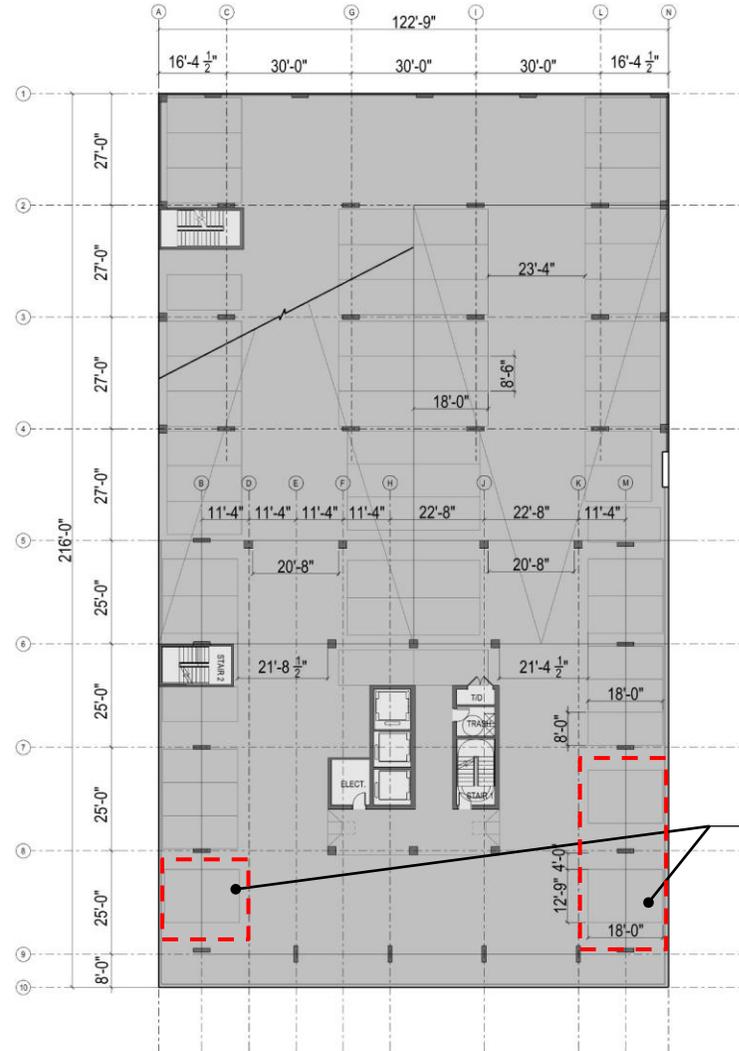
Total Building GFA: 313,306 Sf

Total Building FAR: 276,909 Sf

Total FAR: 11.5

Total Number of Levels: 28





Location of Accessible Spaces

Total Off-Street Parking Spaces Provided [1]	Minimum Number of Accessible Spaces Required [2]
1 to 50	1
51 to 100	2
101 to 150	3
151 to 200	4

L2 Typical Parking Elev. +24'- 0"

Parking Spots at L2: 58

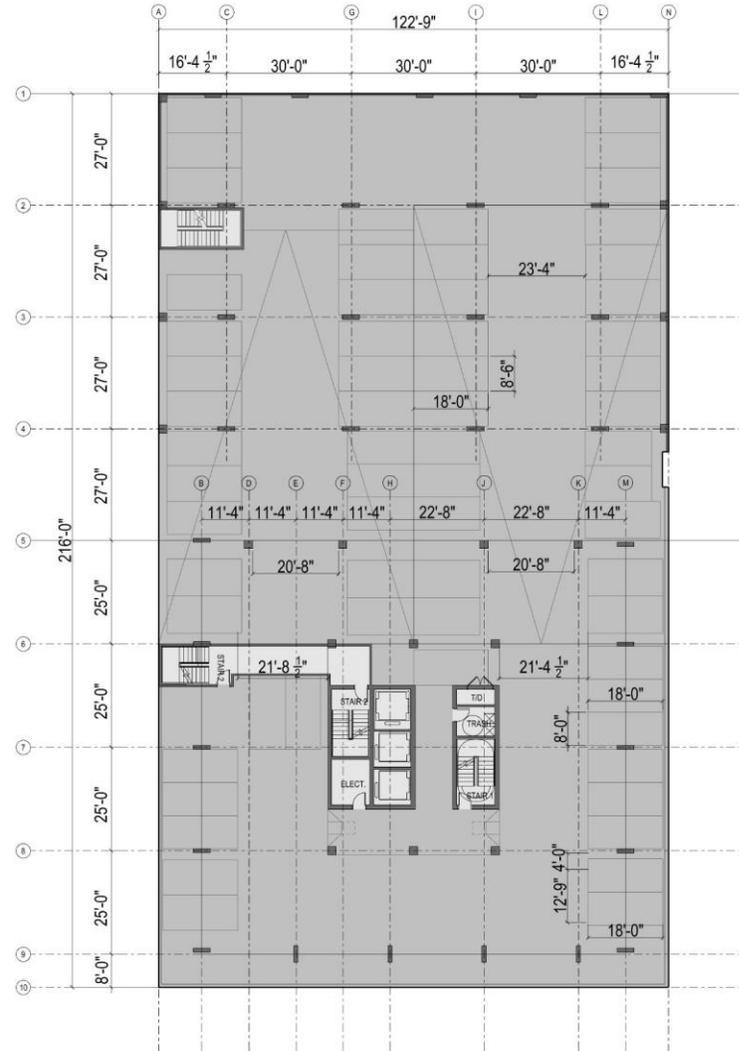
Total Parking Levels: 2

Total Provided Parking Spots: 115

Total Required Parking Spots: 111

Total Required Accessible Spaces: 3





L3 Typical Parking Elev. +34'- 0"

Parking Spots at L3: 57

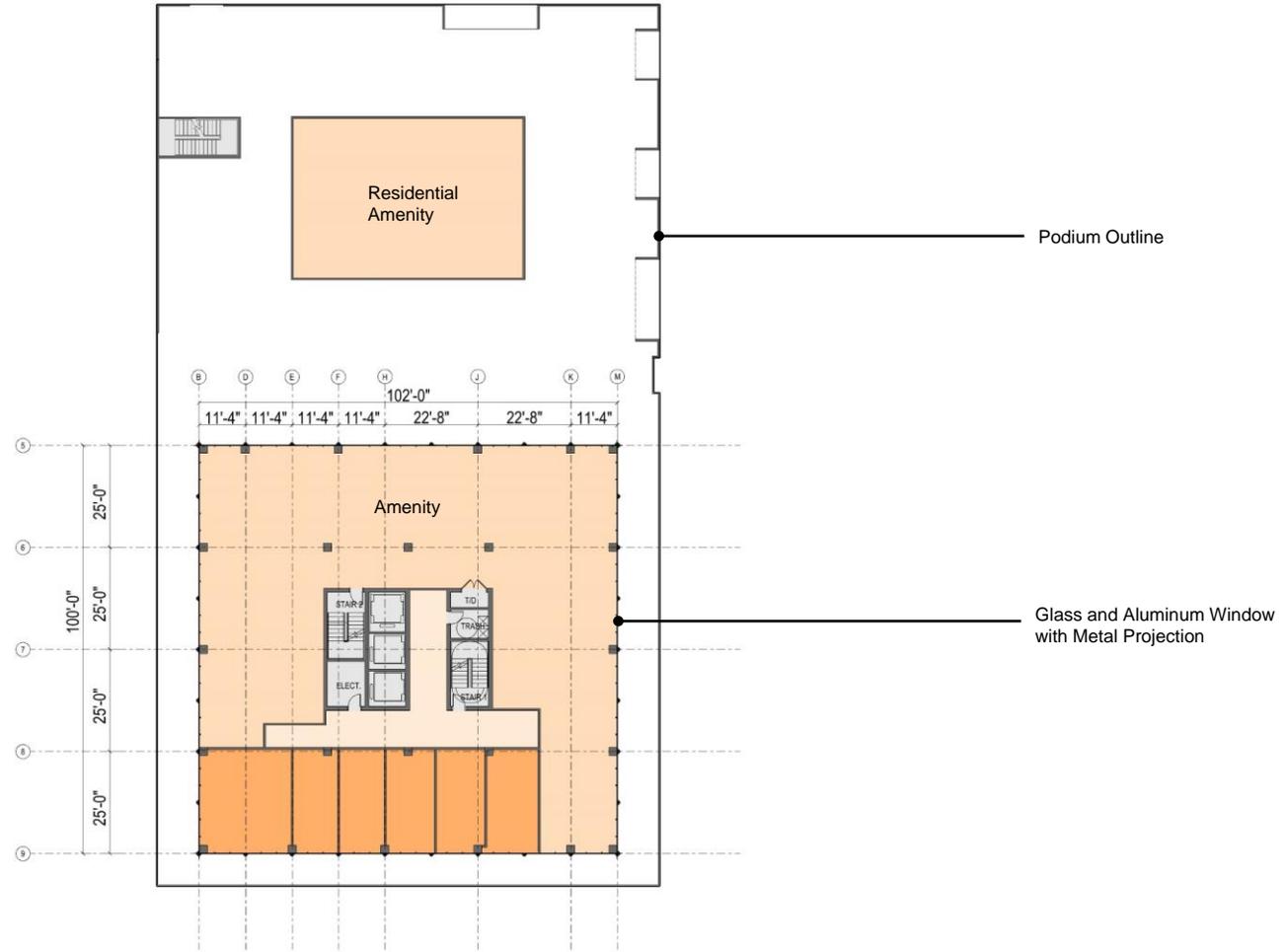
Total Parking Levels: 2

Total Provided Parking Spots: 115

Total Required Parking Spots: 111

Total Required Accessible Spaces: 3

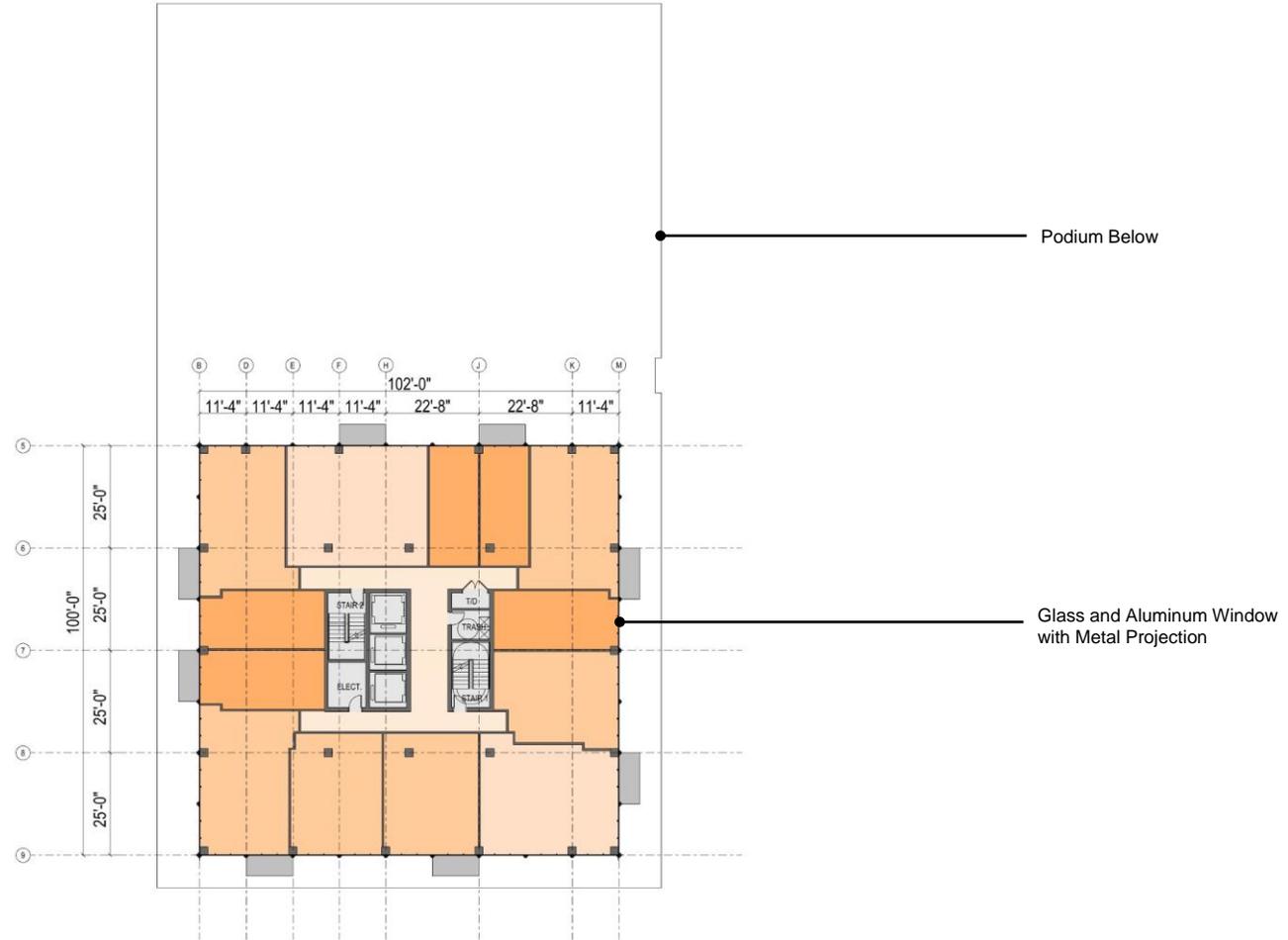




L4 Residential Amenity Elev. +44'- 0"

GFA: 12,480 SF
Units per Floor: 6

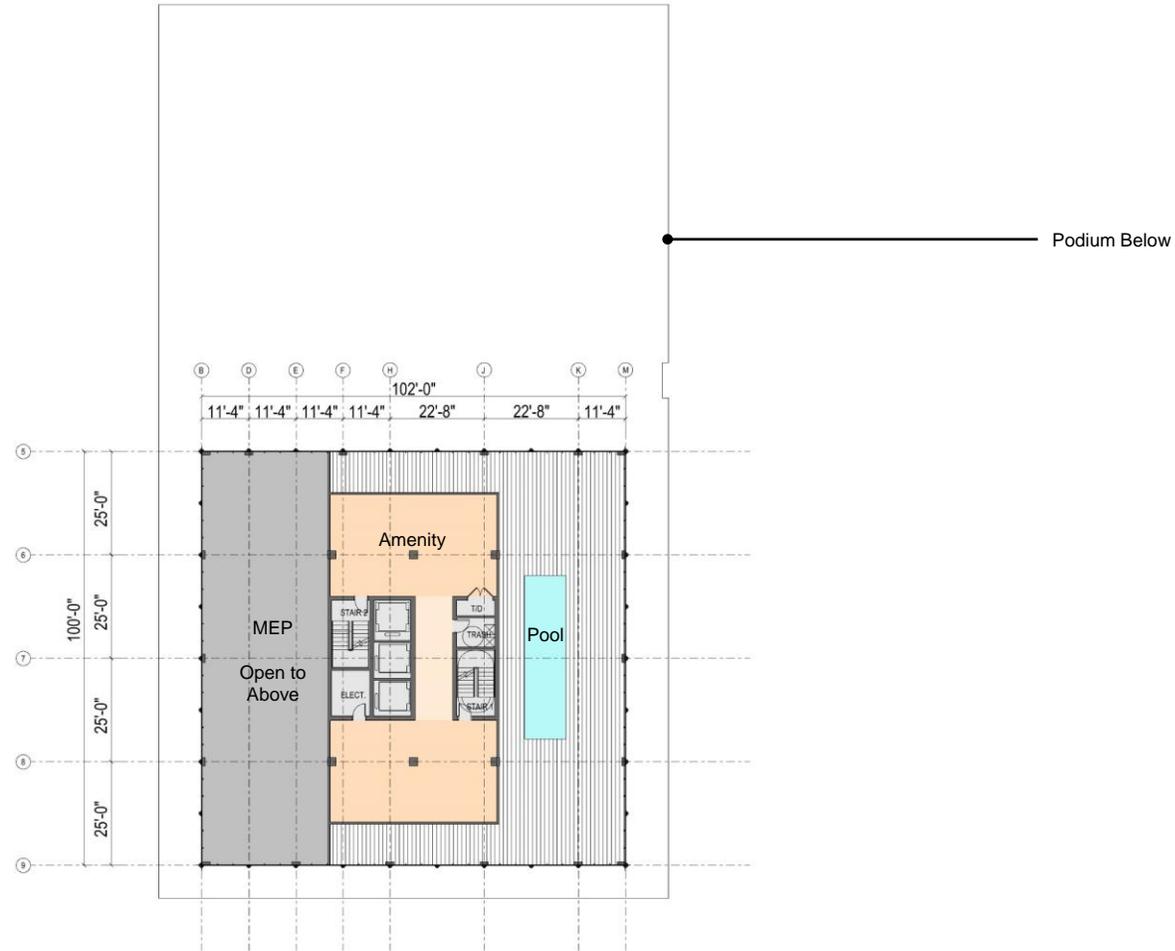




L5 Typical Residential Elev. +57'- 0"

GFA: 10,200 SF
Units per Floor: 13
Total Units: 305



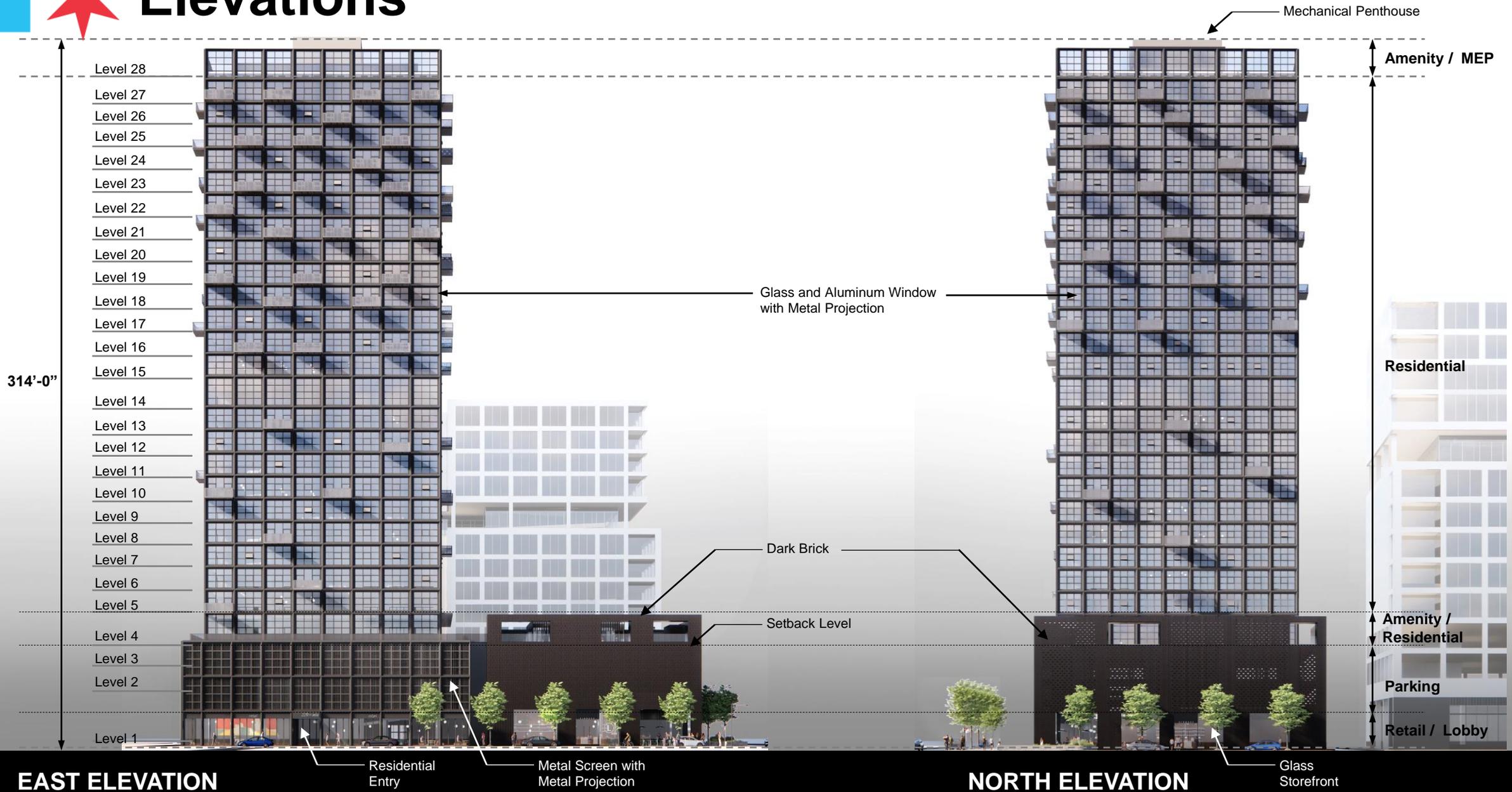


**L28 Rooftop Amenity
and MEP
Elev. +287'- 9"**

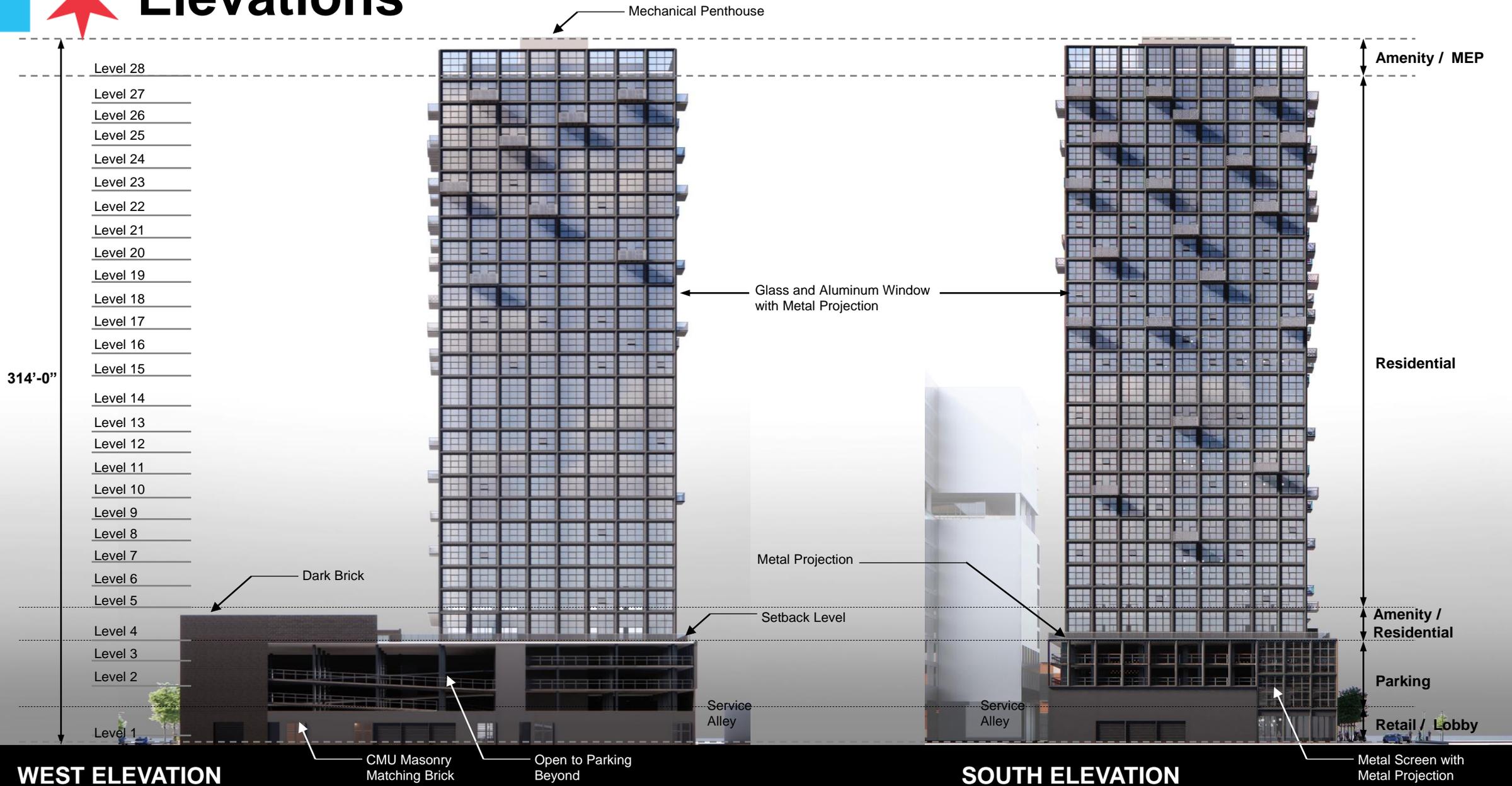
Enclosed Amenity GFA: 3,254 Sf
Open Deck GFA: 3,851 Sf



Elevations



Elevations



Sections

Level 28

Level 27

Level 26

Level 25

Level 24

Level 23

Level 22

Level 21

Level 20

Level 19

Level 18

Level 17

Level 16

Level 15

Level 14

Level 13

Level 12

Level 11

Level 10

Level 9

Level 8

Level 7

Level 6

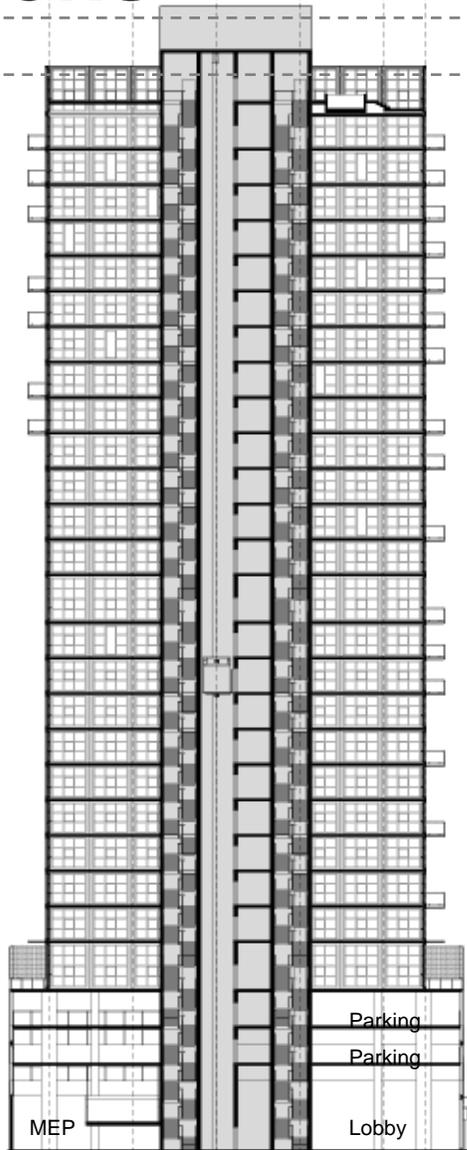
Level 5

Level 4

Level 3

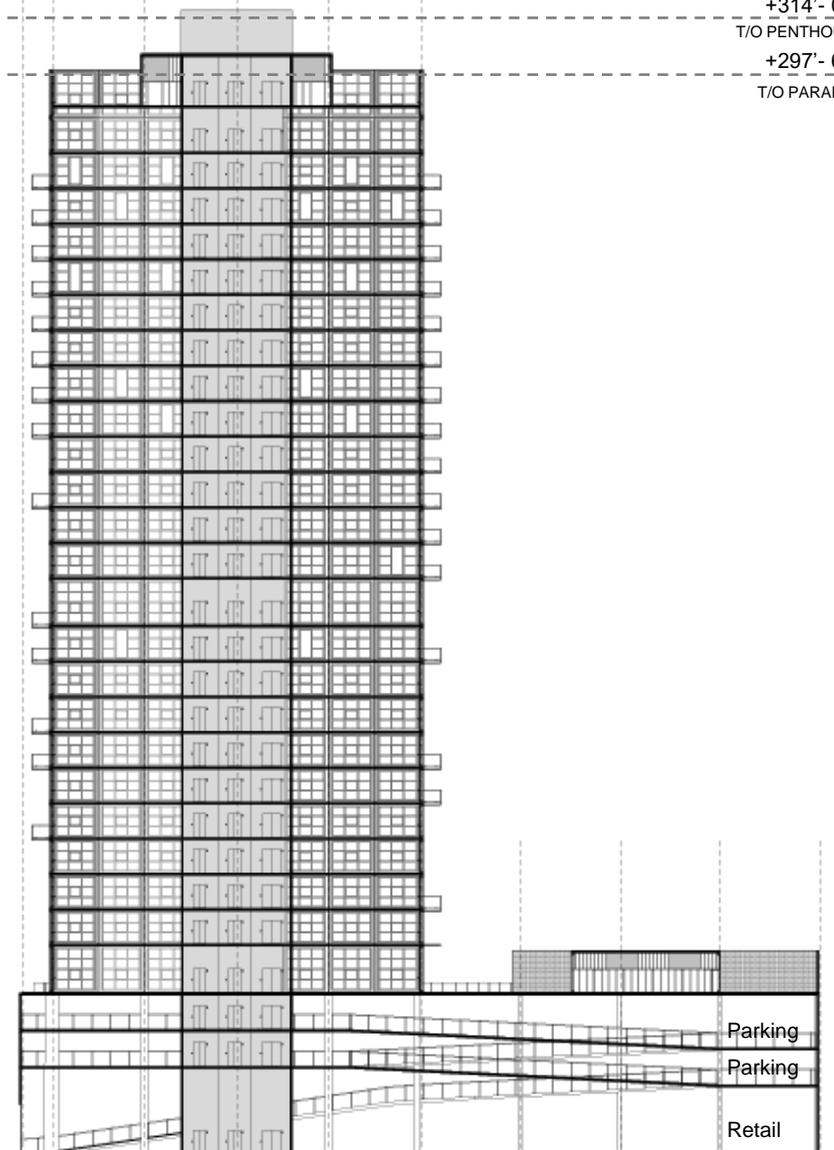
Level 2

Level 1



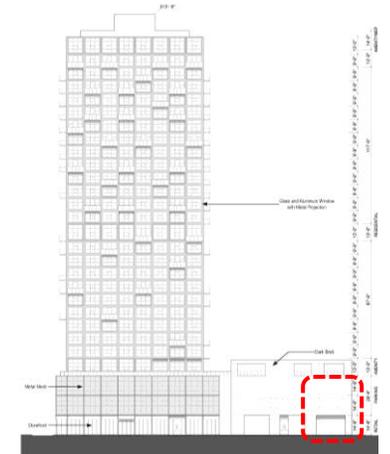
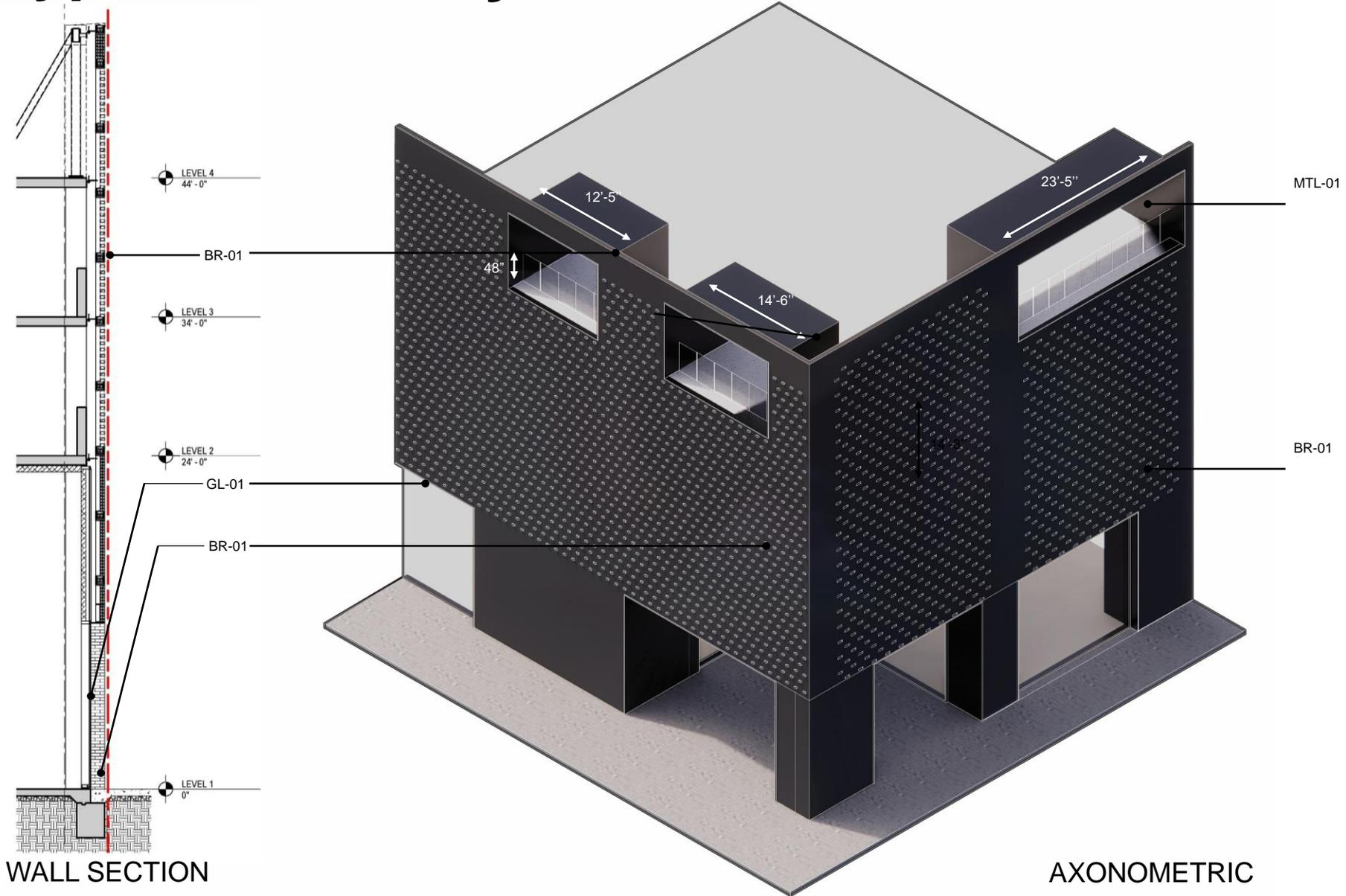
EAST – WEST SECTION

+314'- 0"
T/O PENTHOUSE
+297'- 6"
T/O PARAPET



NORTH – SOUTH SECTION

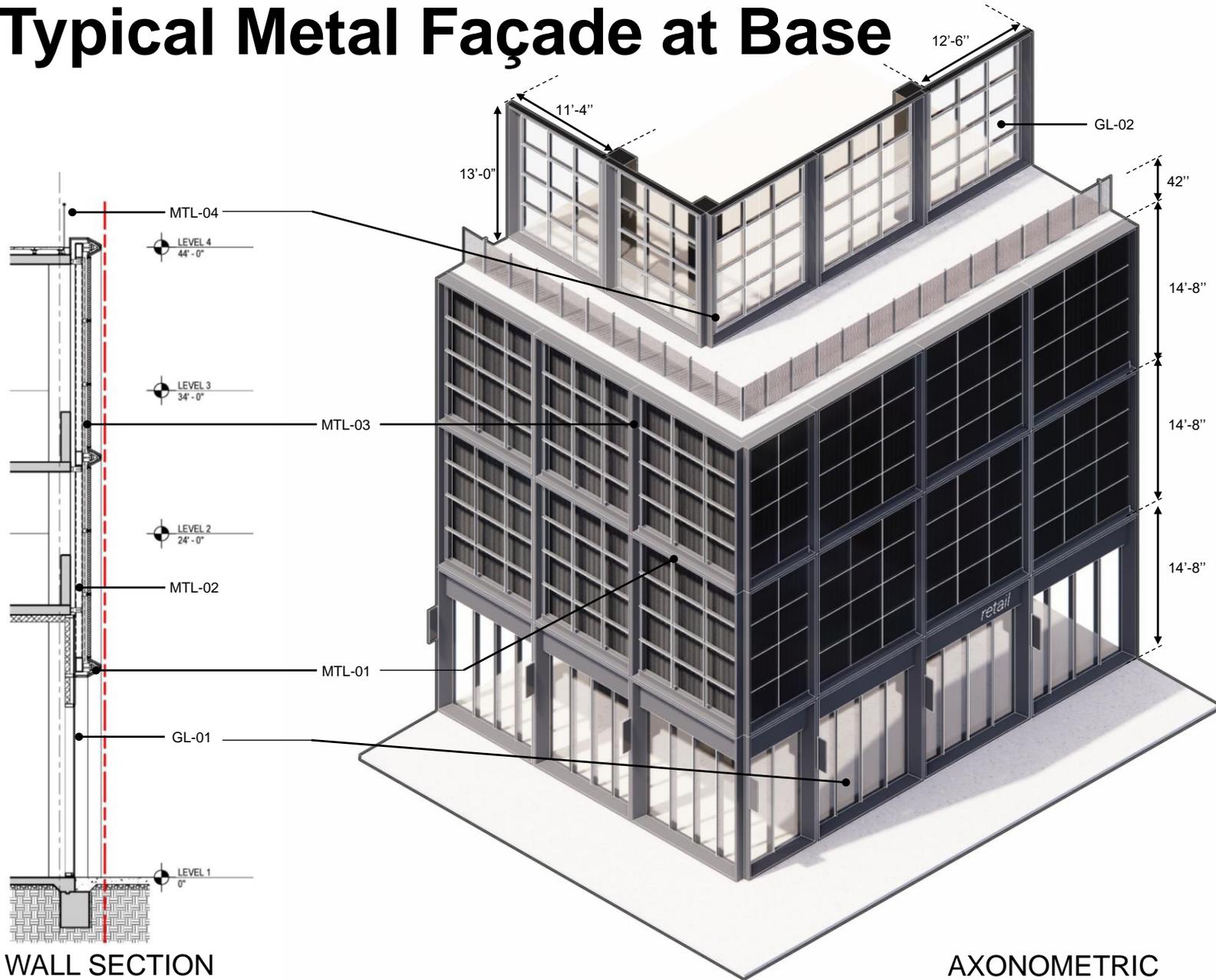
★ Typical Brick Façade at Base



KEY

- MTL-01 Painted Metal
- BR-01 Dark Brick
- GL-01 Clear Vision Glass

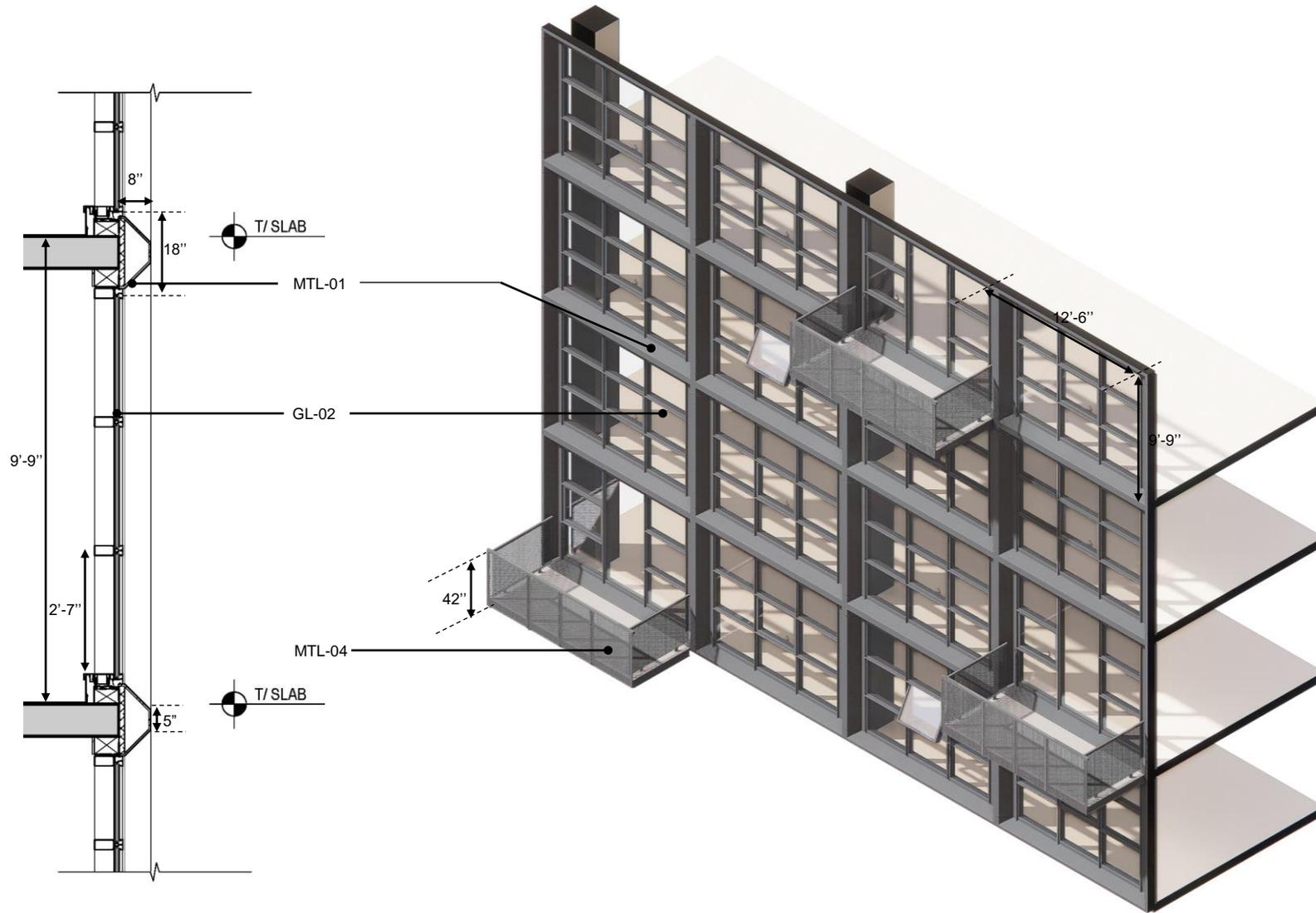
Typical Metal Façade at Base



KEY

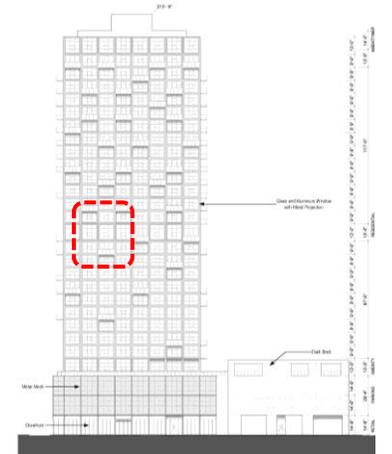
MTL-01	Painted Metal	MTL-04	Perforated Metal
MTL-02	Painted Corrugated Metal	GL-01	Clear Vision Glass
MTL-03	Painted Metal Mesh	GL-02	Vision Glass

★ Typical Tower Façade



WALL SECTION

AXONOMETRIC



KEY

- MTL-01 Painted Metal
- GL-02 Vision Glass
- MTL-04 Perforated Metal

Traffic Study

Traffic Impact Study
1353 West Fulton Market
Chicago, Illinois



Prepared For:

Shapack

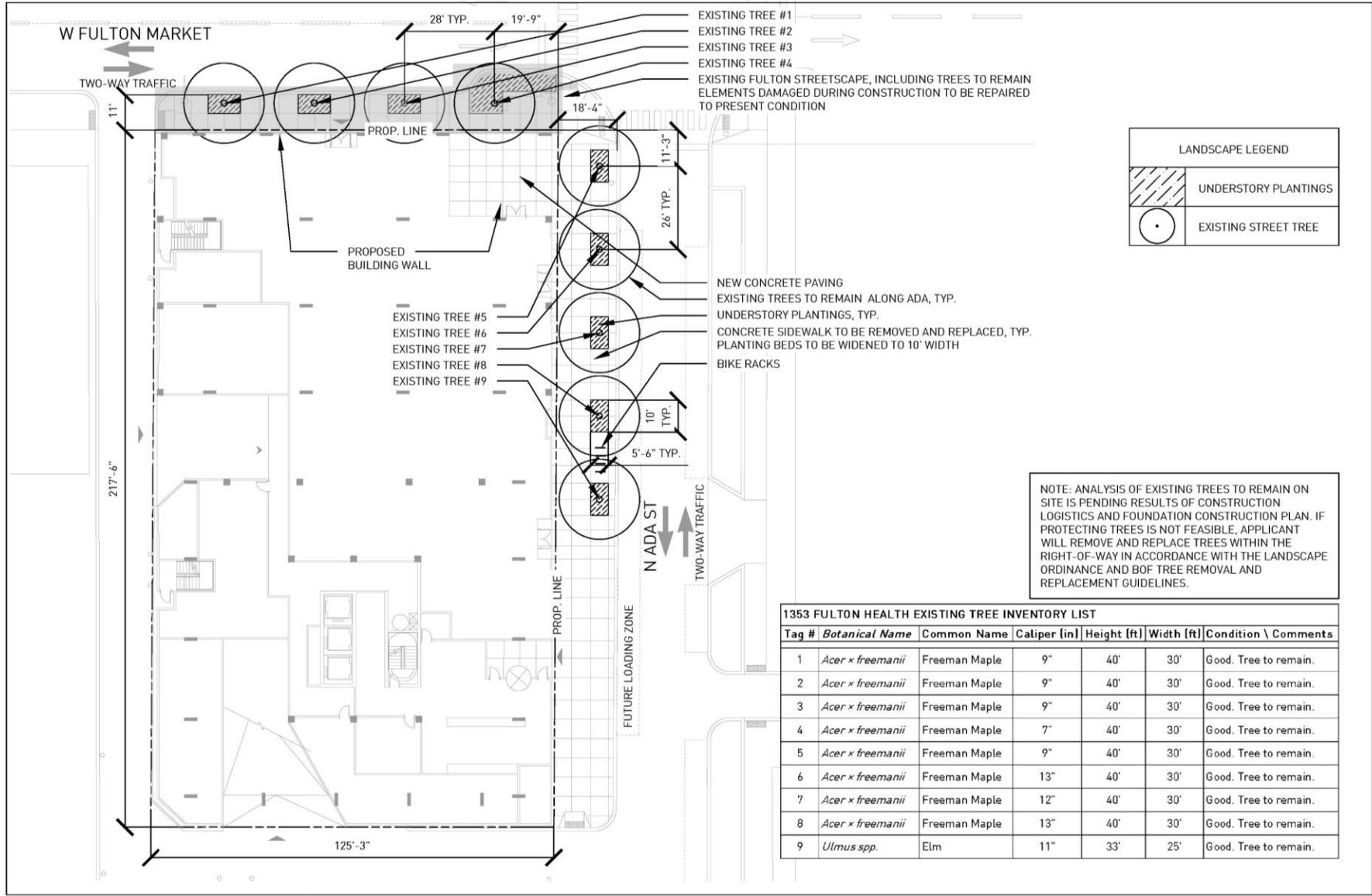
KLOA
Kling, Lindgrun, O'Neil, Ascona, Inc.
March 4, 2022



- Given the location of the site within an urban area and its proximity to alternative modes of transportation, the number of trips generated will be reduced.
- Overall, the existing street system surrounding the proposed development has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- The intersections of Lake Street with Elizabeth Street, Racine Avenue and May Street should be monitored in the future to determine if the traffic control at any of these intersections will need to be modified to address traffic increases primarily resulting from background growth and assumed developments in the traffic study.
- Access to the 1353 West Fulton Market development will be provided off the east-west alley and north-south alley bordering the south and west sides of the site. The public alleys will be adequate in accommodating the traffic estimated to be generated by the proposed development.
- To further minimize the impact of the development, foster alternative modes of transportation other than the automobile, and to enhance pedestrian/bicycle safety the following should be implemented:
 - Consideration should be given to providing electric vehicle charging stations within the parking garage.
 - Due to its proximity to the Morgan CTA Pink and Green Line station and Grand CTA Blue Line station, consideration should be given to providing a CTA transit information kiosk within the lobby of the residential building.



Streetscape and Landscape Plan



Compliance with Urban Design Guidelines

WLDG 1.3.1
“[...] step the base to be compatible in height with adjacent lower scale buildings”

WLDG 1.3.2
“Line the base of the building with active ground level uses [...]”

CHICAGO ZONING 17-8-0905-A.2.
“[...] providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest”

CHICAGO ZONING 17-8-0906-B.4.
“[...] buildings on corner sites should be located close to both street frontages to help ‘hold’ and give prominence to the corner”

WLDG 1.2.4
“Buildings on corner sites should be located close to both street frontages to help hold and give prominence to the corner”

At Ground Level, the podium acknowledges the site's most prominent corner with an Outdoor Café of approximately 900 sf. Retail lines both street edges with interior commercial space, encouraging activity around the building throughout the day and evening.

★ Compliance with Urban Design Guidelines

WLDG 1.6.2

“Design excellence should be incorporated into the selection of high quality and innovative building materials and detailing”

CHICAGO ZONING

17-8-0905-B.7.

“Building façades at pedestrian level should be appropriately scaled within the context of the existing streetscape”

WLDG 5.1.1

“Locate loading docks off the public alley to minimize pedestrian conflicts where feasible”

CHICAGO ZONING

17-8-0906-D.1

“Service areas, such as those for dumpsters, loading docks and mechanical equipment, should be located away from the street and away from residential buildings and entrances”

SERVICE ALLEY

The podium has been designed to break down the scale of the building, and to enhance the pedestrian experience at the street. The masonry façade will screen the parking levels, and relate to the neighborhood by virtue of its materiality.



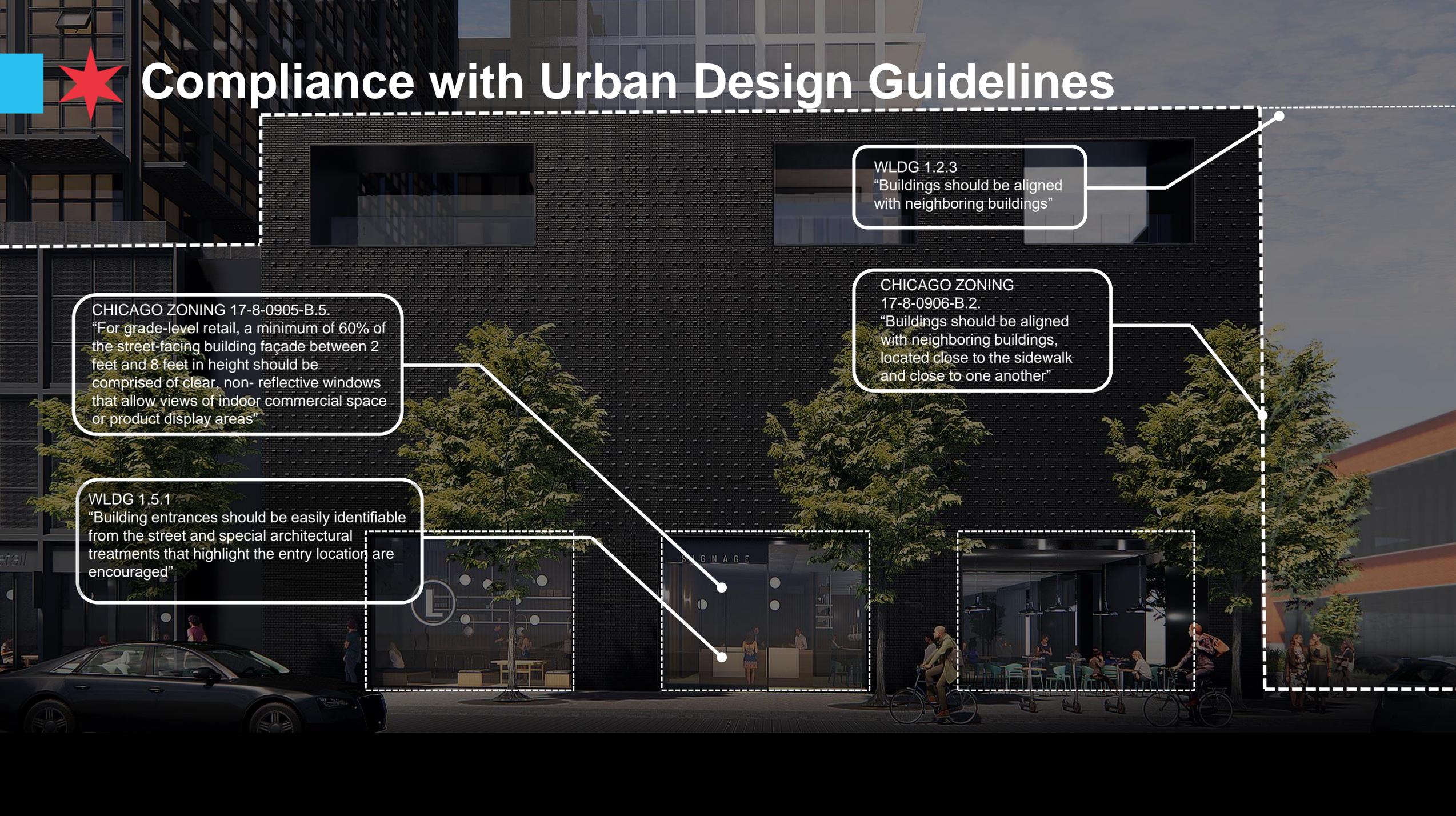
Compliance with Urban Design Guidelines

WLDG 1.2.3
"Buildings should be aligned with neighboring buildings"

CHICAGO ZONING
17-8-0906-B.2.
"Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another"

CHICAGO ZONING 17-8-0905-B.5.
"For grade-level retail, a minimum of 60% of the street-facing building façade between 2 feet and 8 feet in height should be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas"

WLDG 1.5.1
"Building entrances should be easily identifiable from the street and special architectural treatments that highlight the entry location are encouraged"



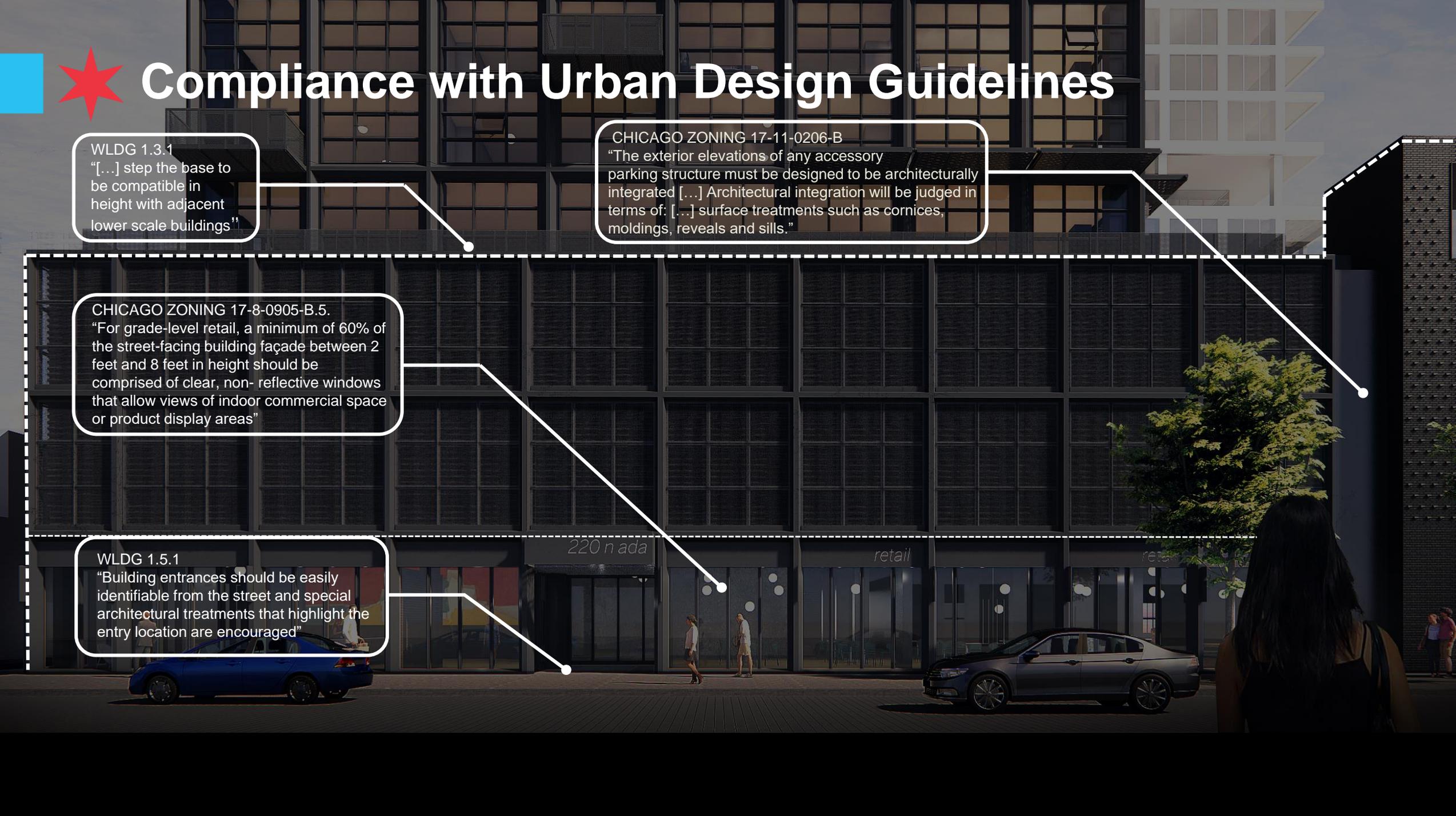
★ Compliance with Urban Design Guidelines

WLDG 1.3.1
“[...] step the base to be compatible in height with adjacent lower scale buildings”

CHICAGO ZONING 17-11-0206-B
“The exterior elevations of any accessory parking structure must be designed to be architecturally integrated [...] Architectural integration will be judged in terms of: [...] surface treatments such as cornices, moldings, reveals and sills.”

CHICAGO ZONING 17-8-0905-B.5.
“For grade-level retail, a minimum of 60% of the street-facing building façade between 2 feet and 8 feet in height should be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas”

WLDG 1.5.1
“Building entrances should be easily identifiable from the street and special architectural treatments that highlight the entry location are encouraged”



★ Compliance with Urban Design Guidelines

CHICAGO ZONING

17-8-0906-D.1.

“Service areas, such as those for dumpsters, loading docks and mechanical equipment, should be located away from the street and away from residential buildings and entrances”

SERVICE ALLEY

WLDG 2.4.1

“Tall buildings and their podiums should use a stepped approach to building design, in order to transition between surrounding lower scale buildings and high density buildings on the same block face”

CHICAGO ZONING

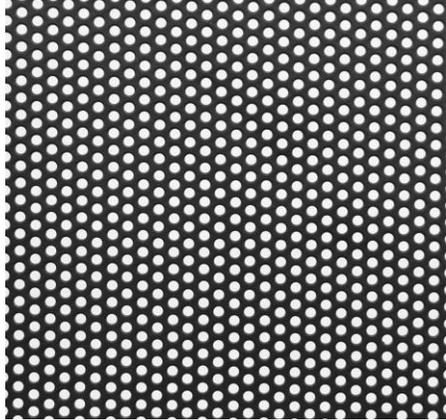
17-8-0905A.4.

“[...] emphasizing building entries through architecture and design”

★ Material Samples



1 Dark Grey Metal Painted Aluminum



2 Dark Grey Painted Perforated Metal



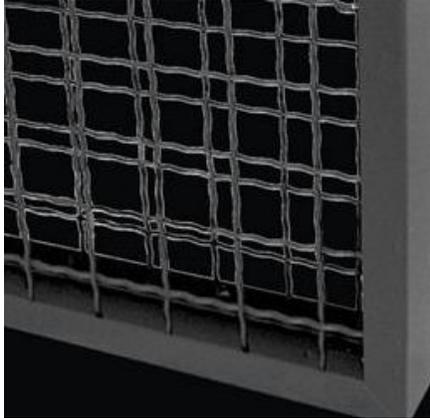
3 Dark Grey Brick



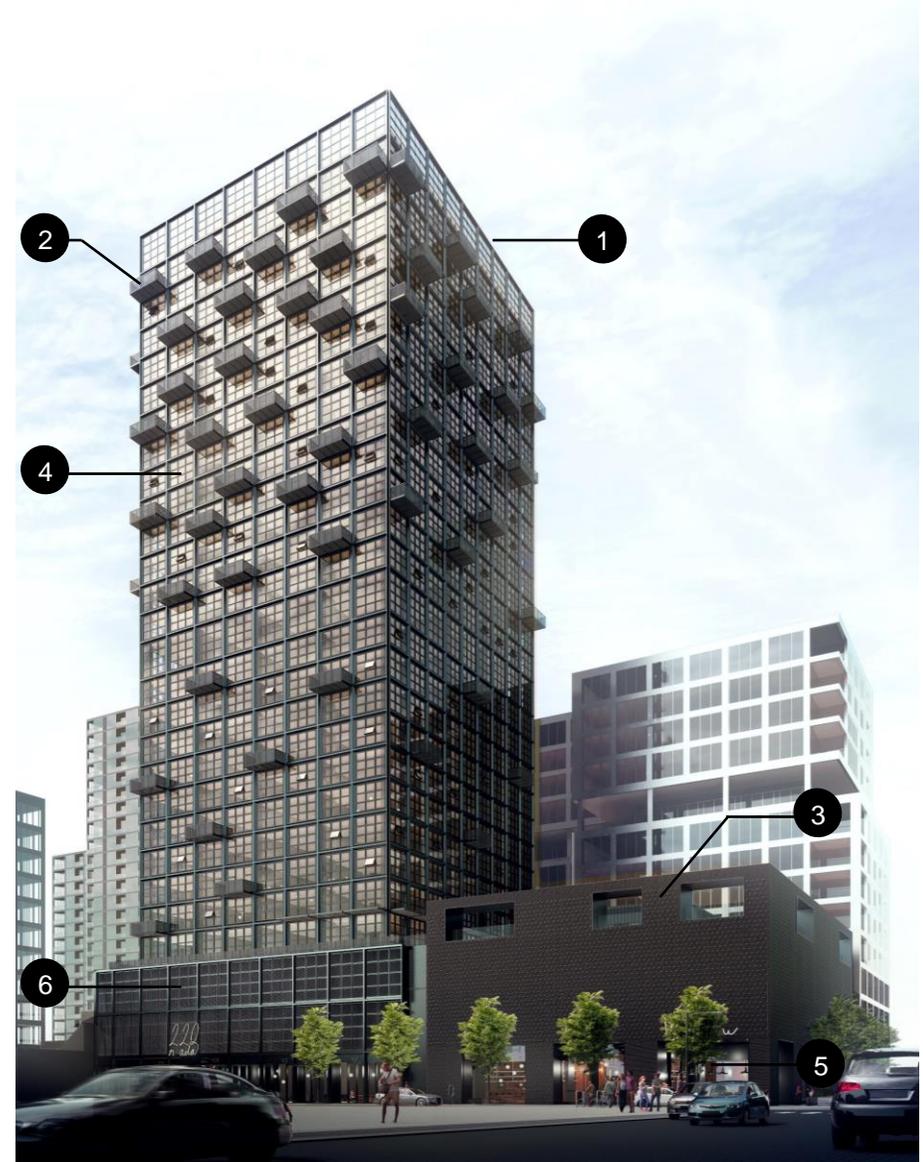
4 Vision Glass



5 Clear Vision Glass



6 Painted Metal Mesh



Sustainable Development Policy

Green Globes – 2 Globes **70 Pts**

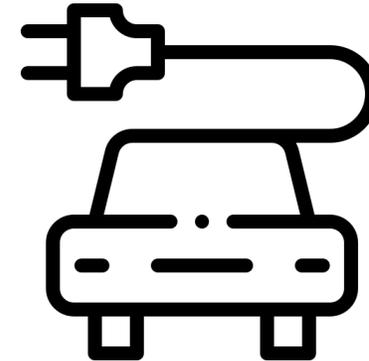
EV Charging Stations (2 stations) – **10 Pts**

EV Readiness (20% 23 Stations) – **5 Pts**

CTA Display – **5 Pts**

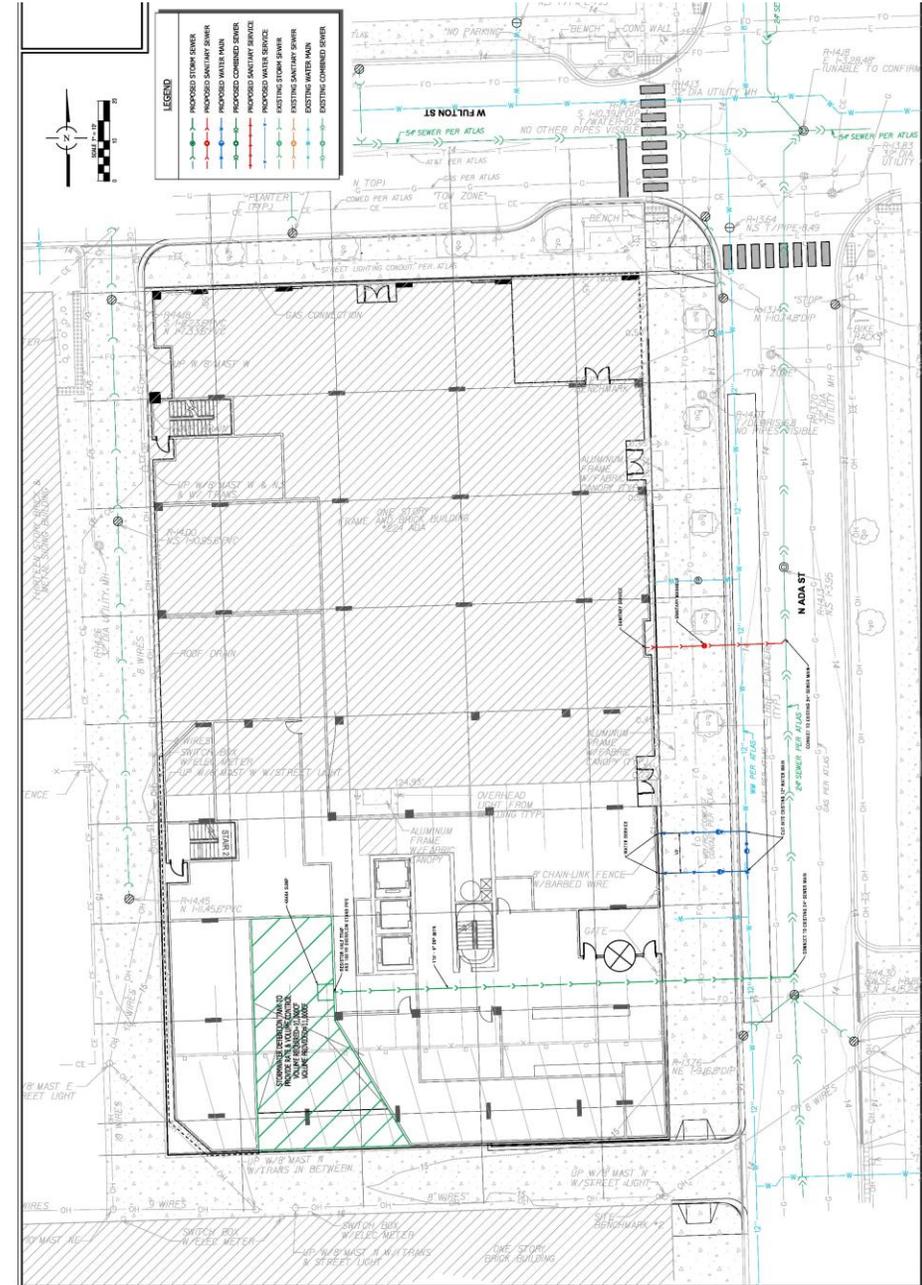
80% Waste Diversion – **10 Pts**

TOTAL 100 Pts



★ Stormwater Management

- Rate Control Volume Required: 7,500 cf
- Volume Control Required: 1,000 cf
- Total Site Area: 27,244 sf
- Side Wall Area: 11,388 sf
- Rate control and volume control to be provided within an underground cast in place concrete vault.
- Storm discharge to be connected to 24" sewer main in Ada street.
- Required storage volume calculated based on the standard release rate.
- Project will be considered lot-to-lot development. Stormwater calculations based on the 10-year storm rainfall intensities.



Affordability Requirements

		STUDIO										1BR					2BR		TOTAL UNITS/FL					
UNIT TYPE	LOCATION	L4					L5-27					L5-27					L5-27							
UNIT NO.	VIEW	401	402	403	404	405	04	05	07	13	01	02	06	08	10	11	12	03	09					
		South					North					East					N							
		SW					West					NW					SE							
27						B	BC	BC	B	BC	BC	B	B	BC	B	B	B	B	B	13				
26						BC	B	B	B	A	B	B	B	B	BC	B	A	BC	B	13				
25						B	B	B	BC	B	B	B	B	B	B	B	B	B	B	13				
24						B	BC	A	A	B	B	BC	AC	A	B	B	B	A	B	13				
23						AC	B	A	B	B	B	B	A	A	B	B	B	A	B	13				
22						B	B	A	A	A	B	B	AC	A	B	AC	A	AC	A	13				
21						B	A	A	A	B	B	BC	A	A	BC	A	B	A	B	13				
20						B	B	AC	A	A	B	B	A	A	A	A	A	A	B	13				
19						B	B	A	A	AC	A	B	A	AC	B	A	AC	B	B	13				
18						B	B	A	BC	A	A	B	B	B	B	A	B	B	B	13				
17						B	AC	A	B	A	AC	B	A	BC	A	BC	AC	B	B	13				
16						B	BC	B	B	AC	A	B	B	B	B	A	B	B	B	13				
15						BC	B	B	B	A	A	BC	A	B	AC	B	AC	BC	B	13				
14						A	B	B	BC	A	BC	B	B	B	A	B	A	B	B	13				
13						A	BC	B	A	A	B	B	B	BC	A	B	A	A	A	13				
12						AC	B	BC	B	B	BC	B	A	B	A	A	A	A	B	13				
11						A	B	B	A	B	B	B	BC	B	A	BC	A	A	A	13				
10						A	B	B	B	BC	A	BC	A	B	A	B	AC	BC	B	13				
9						A	B	B	B	B	B	A	BC	B	A	B	B	B	A	13				
8						A	B	AC	B	BC	B	AC	B	B	BC	B	A	B	B	13				
7						A	B	BC	A	A	B	A	B	B	B	B	AC	B	B	13				
6						AC	AC	B	B	BC	BC	A	A	BC	B	BC	B	BC	B	13				
5						A	BC	B	B	A	B	A	B	B	B	B	A	A	A	13				
4						B	A	B	B	B	B									0				
3	PARKING																			0				
2	PARKING																			0				
1	LOBBY																			0				
TOTAL UNITS		1	1	1	1	1	1	1	1	1	23	23	23	23	23	23	23	23	23	305				
TYPE B		1	0	1	1	1	1	1	1	1	12	20	14	15	11	17	18	12	17	13	17	9	15	195
TYPE A		0	1	0	0	0	0	0	0	0	11	3	9	8	12	8	5	11	6	10	6	14	8	110
% TYPE A		36.36%										31.88%					47.83%		36.67%					
TYPE A VISUAL ALARM		0	0	0	0	0	0	3	2	2	0	2	1	1	2	1	1	1	1	5	1	6	22	
% TYPE A VISUAL ALARM		29.45%										15.91%					27.27%		29.80%					
TYPE B VISUAL ALARM		0	0	0	0	0	0	2	3	3	3	4	4	4	2	4	3	3	0	4	0	4	39	
% TYPE B VISUAL ALARM		19.48%										21.28%					16.67%		20.00%					

AFFORDABLE UNITS																			TOTALS					
TOTAL UNITS		1	1	1	1	1	1	1	1	1	23	23	23	23	23	23	23	23	23	23	23	23	305	
PROVIDED AFFORDABLE		0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	5	5	0	9	4	5	4	61
% AFFORDABLE		19.8%										20.3%					19.6%		20%					
TYPE B		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TYPE A		0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	5	5	0	9	4	5	4	61
TYPE A %		100.0%										100.0%					100.0%		100%					
TYPE A VISUAL ALARM		0	0	0	0	0	0	2	0	1	0	2	1	1	1	0	1	1	1	1	1	1	1	12
% TYPE A VISUAL ALARM		20.8%										17.9%					22.2%		20%					

Legend

- A Affordable unit, type A
- AC Affordable unit, type A w/ conduit
- Market rate unit, type as noted



Legend

- Studio apartment
- 1 bedroom apartment
- 2 bedroom apartment
- unit Market rate unit
- unit Affordable unit
- X-XX Levels in which Affordable is proposed

Typical Floor Plan (L5-27)

GFA/fl: 10,200 sf
 NSF/fl: 8,419 sf
 Efficiency: 83%
 Units/fl: 13

Levels 5 - 27 Floor Plan

Typical Plan

- 305 maximum units
- 61 affordable units per the 2021 ARO
 - Weighted average of 60% AMI
 - 1/3 (20 units) at or below 50% AMI, 1/6 (3 units) of which at or below 40% AMI
- Applicant has submitted a DOH intake to initiate the process and committed to work with DOH to exceed the 20% requirement of the 2021 ARO
- Applicant will provide updates to DOH, including prior to building permit



Economic and Community Benefits

- The proposed project will utilize the floor area bonus system to achieve an additional 4.5 of FAR, which will result in a payment of \$2,844,274 to the Neighborhood Opportunity Fund.
- The project will generate approximately 275 construction jobs and approximately 15 permanent jobs.
- The project is committed to Mayoral Executive Order 26/6/50%M/WBE and City hiring goals.
- Clayco will implement its successful model of providing extensive educational outreach, partnerships with community organizations, and employment fairs with Clayco subcontractors to increase diversity in the construction workforce.
- Clayco's approach to maximizing diversity and inclusion will be based on providing up-to-date information to subcontractors and assist agencies.

CLAYCO

THE ART & SCIENCE OF BUILDING



DPD Recommendations

Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- ❖ The proposed development is in general conformance with the Fulton- Market Innovation District Plan approved and adopted by the Chicago Plan Commission. Details of which were included earlier in this report;
- ❖ The proposed development is in general conformance with the West Loop Design Guidelines approved and adopted by the Chicago Plan Commission. Details of which were included earlier in this report;
- ❖ The proposed planned development is a unified development (per 17-8-0102), as evidenced by program of the project;
- ❖ The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses will meet the needs of the immediate community;



DPD Recommendations

- ❖ The proposed planned development promotes a level of amenities appropriate to the nature and scale of the project (per 17-8-0104), as evidenced by the design of the project;
- ❖ The proposed planned development is located abutting the sidewalk with doors, windows, and active uses adjacent to it (per 17-8-0905-B)
- ❖ The proposed planned development demonstrates Urban Design (per 17-8-0906-A), as evidenced by reinforcing desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics



CHICAGO PLAN COMMISSION

1353 W Fulton St – Planned Development

Near West Side / 27th Ward / Ald. Burnett

1353 Partners LLC

Skidmore, Owings, and Merrill (SOM)

DLA Piper LLP

March 17, 2022